

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Redbarn Park

900 Redbarn Lane

July 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

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City of Wichita – ADA/504 Transition Plan – Redbarn Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed <i>(Include initial)</i>
5. Play Equipment	A stable, firm and slip resistant surface does not exist leading to any of the play components and does not exist in the use zone around any of the play facilities.	15.6.4.1 (GADAAGFR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each type of single play component. We also recommend that a rubber surface be provided in the use zones of each type single play component. However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly. The path of, outside the use zone, can consist of surface material which is not impact attenuating (concrete or asphalt).	L	H	M	3 4	\$5,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) : Phase III, December 2004. <i>(not enforceable)</i> ”			

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6. Benches	The bench, near the play area, does not meet ADAAG specifications.	4.37	Technically, ADAAG does not provide scoping for park benches, but does provide specifications, which defines an accessible bench. Generally, we consider benches and other park amenities for use by the general public to be services provided by local governments, which own or operate the park. Therefore, we recommend that 5% or at least one bench be made accessible. According to ADAAG specifications, clear floor or ground space complying with 4.2.4 shall be provided and shall be positioned for parallel approach to a short end of a bench seat. Benches shall have back support that is 42 inches (1065 mm) minimum in length and that extends from a point 2 inches (51 mm) maximum above the seat to a point 18 inches (455 mm) minimum above the seat (see Fig. 48). The existing bench does not provide for a parallel approach and does not have a back. Modify the bench to comply with ADAAG specifications.	L	H	M	2	\$250	Figure 47			

Redbarn Park - Conceptual Cost Projections

Total	\$17,250
Year One (Very High)	\$0
Year Three (High)	\$4,000
Year Five (Medium)	\$0
Year Ten (Low)	\$13,250